



FALLS OF NEUSE

SMALL AREA PLAN UPDATE

PUBLIC MEETING #2: JUNE 21, 2017

AGENDA

7:00pm: Sign In and Browse Boards

7:15pm: Presentation

- Project Background
- Existing Conditions
- Opportunities

7:45pm: Break-Out Discussions

8:30pm: Reporting Back

2006 FALLS OF NEUSE SMALL AREA PLAN: MAJOR TAKEAWAYS



Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, Falls Lake, and the Falls Community.



Fonville Community Conservation

The character and the design of new development or redevelopment in the historically-significant Falls community should reflect its material and character.



Falls of Neuse Area Conservation

Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River.



Falls of Neuse Rd. Frontage Lots

Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.

COMMUNITY ENGAGEMENT PROCESS

Confirmation Group

- Selected by City Council to provide oversight of planning process and ensure it is reflective of the community
- Will meet throughout the planning process

Public Meetings

- May 24th & June 21st, 2017

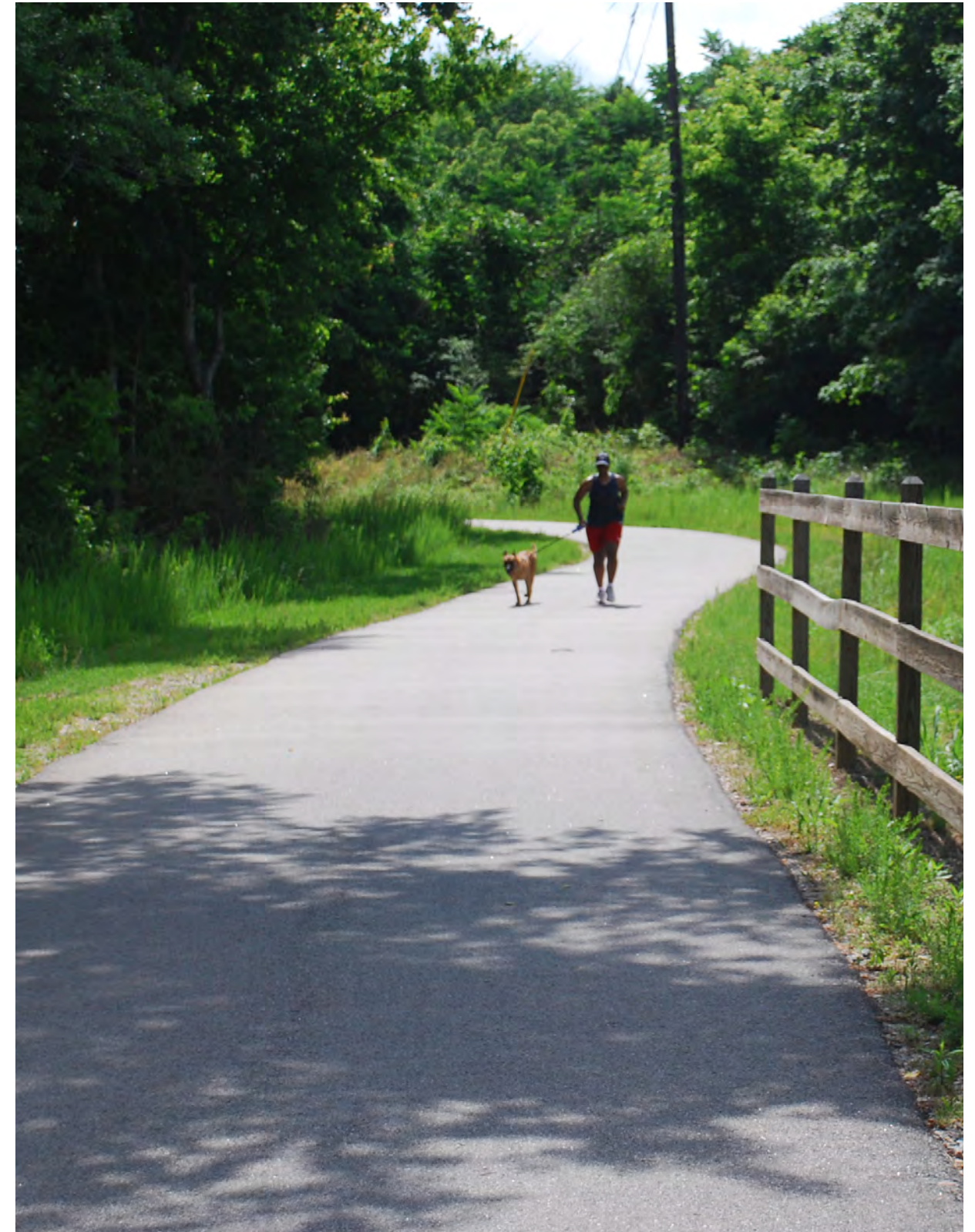
Ongoing Communication

- Survey (in conjunction with Community Workshop)
- Draft plan review / public comment period



COMMUNITY INTERESTS & CONCERNS

- Honor and celebrate environmental resources by supporting and enhancing natural amenities
- Protect neighborhoods by considering the scale, appearance, and context of future development
- Accommodate active recreation and encourage walking and biking



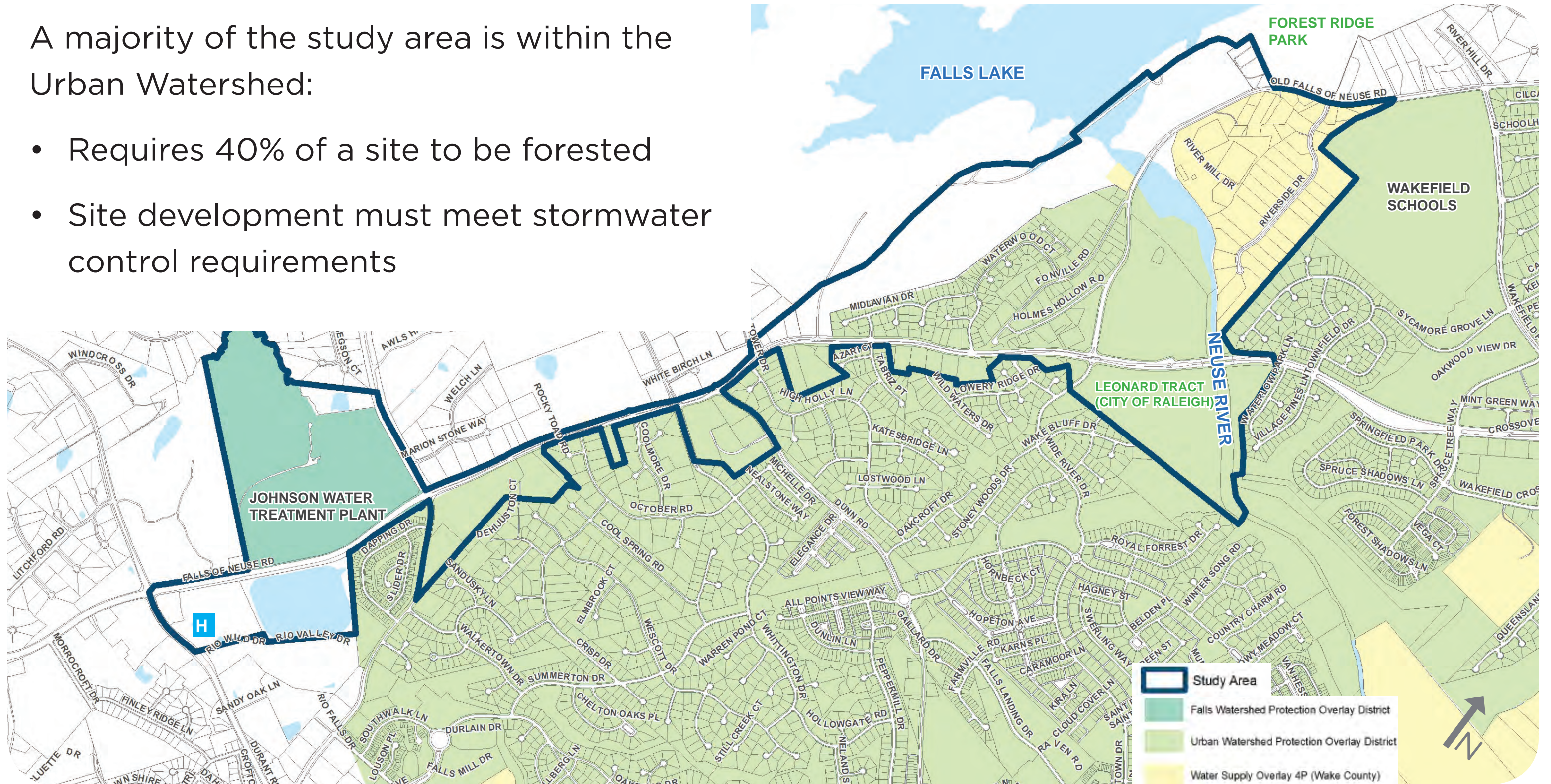
THREE CHARACTER ZONES



WATERSHED PROTECTION OVERLAYS

A majority of the study area is within the Urban Watershed:

- Requires 40% of a site to be forested
- Site development must meet stormwater control requirements



TRANSPORTATION CONDITIONS

Vehicular

- Significant southbound AM peak hour traffic along Falls of Neuse Rd.
- Southbound queues spilling back from I-540 westbound ramps to the Water Treatment Plant
- Westbound left-turn queues along Durant Rd. for vehicles turning south onto Falls of Neuse Rd.
- Difficulty making left and right-turns from unsignalized side streets onto north/southbound Falls of Neuse Rd.

Pedestrian

- Lack of sidewalks (west side) along Falls of Neuse Rd. from Durant Rd to Raven Ridge Rd.
- Lack of crosswalks and ADA ramps at the Durant & Raven Ridge Rd. intersections
- Lack of pedestrian signals at Raven Ridge Rd. & Falls of Neuse Rd.
- Unsignalized side streets onto north/southbound Falls of Neuse Road due to lack of available vehicular gaps

Bicycle

- Bicyclists utilize existing multi-use path along the east side of the Falls of Neuse Rd.

MARKET POTENTIAL

- Reviewed market opportunities for the key undeveloped properties in the study area

Residential

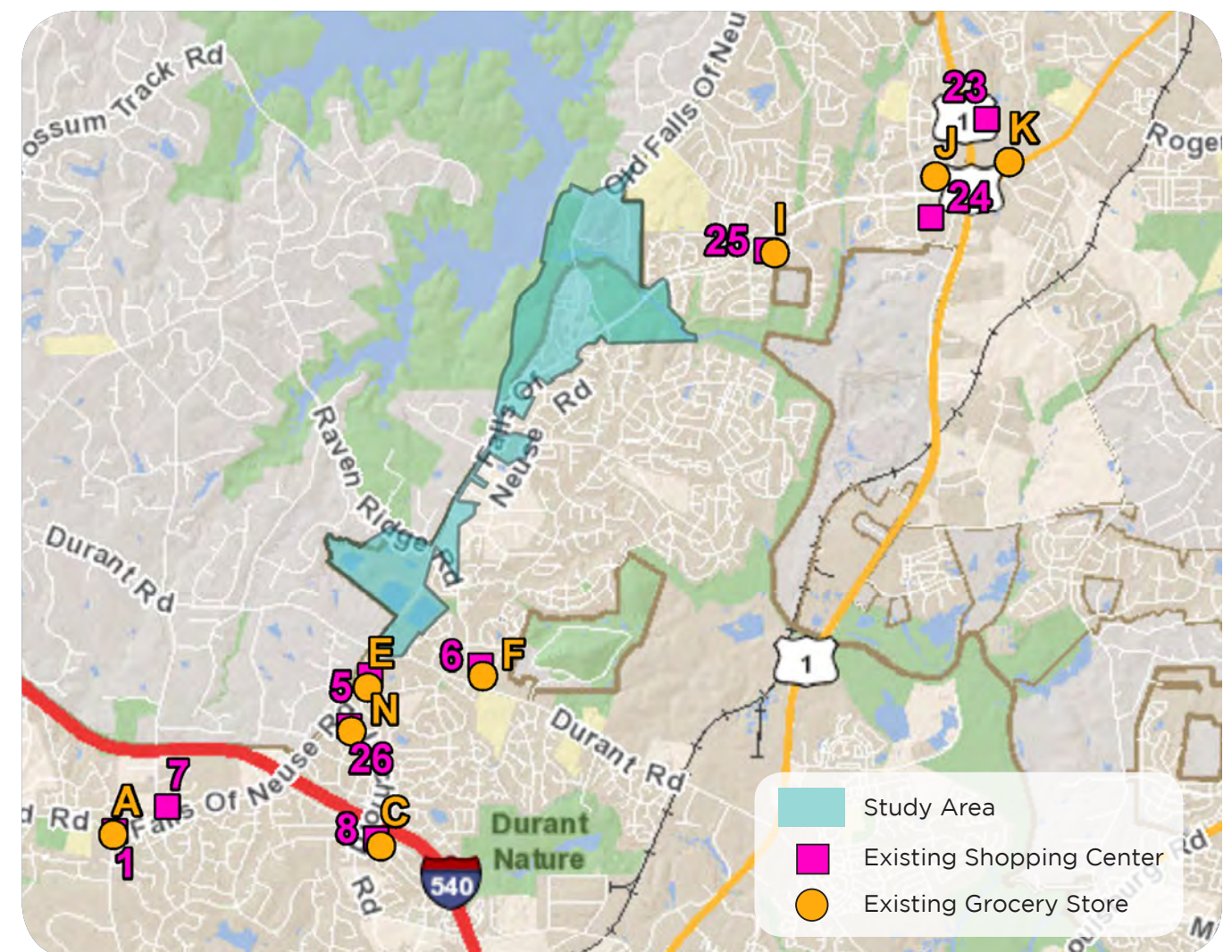
- Residential market is strong
- Small lot single family, townhouses or low-rise apartments most feasible within study area sites

Retail

- No gaps in supermarket coverage
- Excluding a grocery store, retail opportunities for the study area would include restaurants and convenience retail and services

Office

- Development of small offices for professionals serving the local population (e.g. dentists, doctors, attorneys, etc.)



1

Protect the rural and nature-based sense of place along Falls of Neuse Road

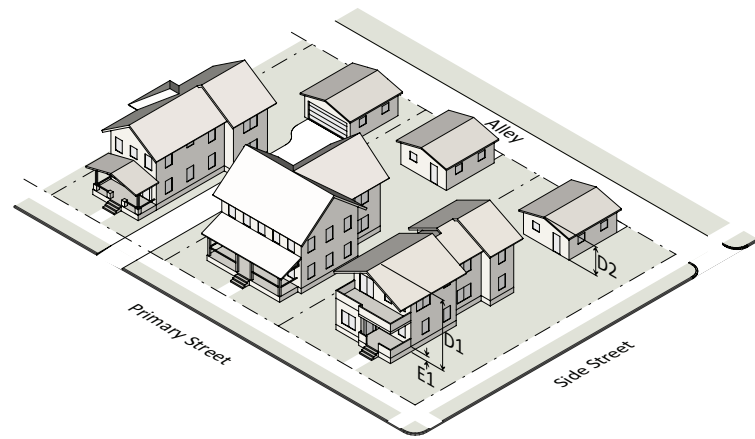
2

Identify land uses compatible with existing residential and recreational/”green” land uses

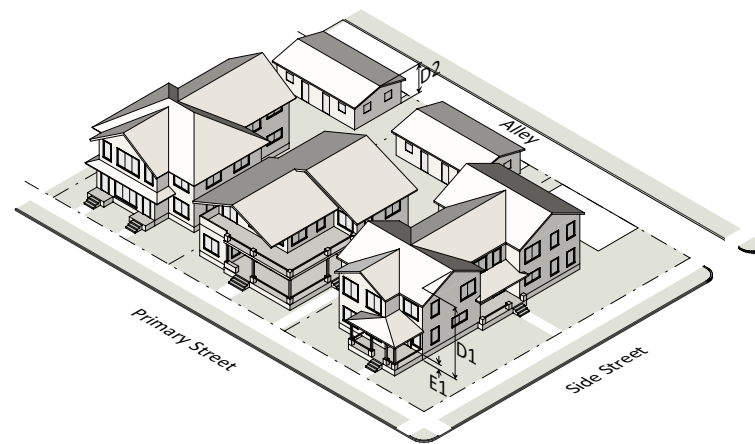
3

Utilize market indicators to identify feasible land development scenarios

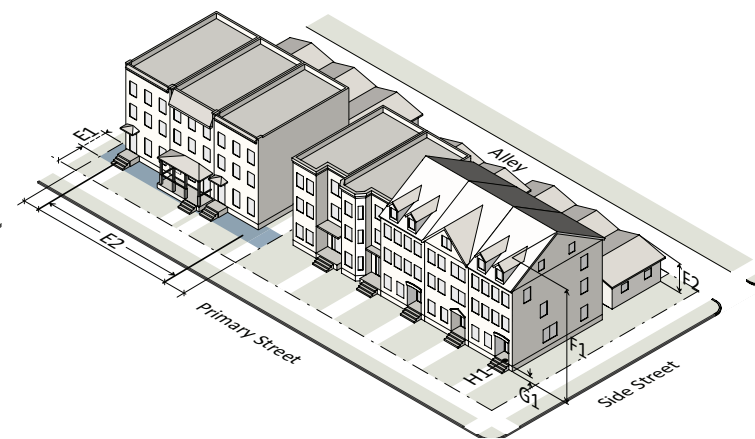
LAND USE TOOLKIT



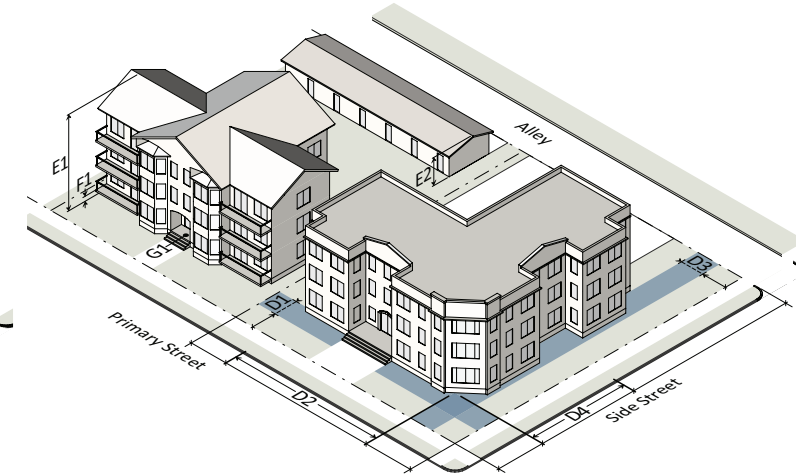
Detached Cottages



Attached Homes



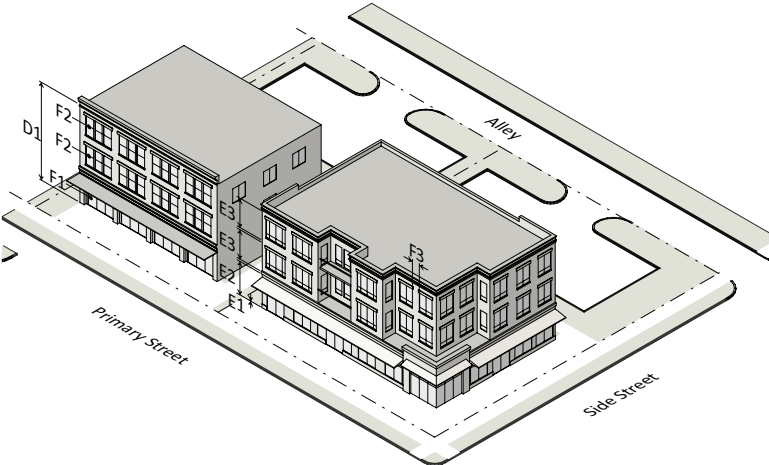
Townhouses



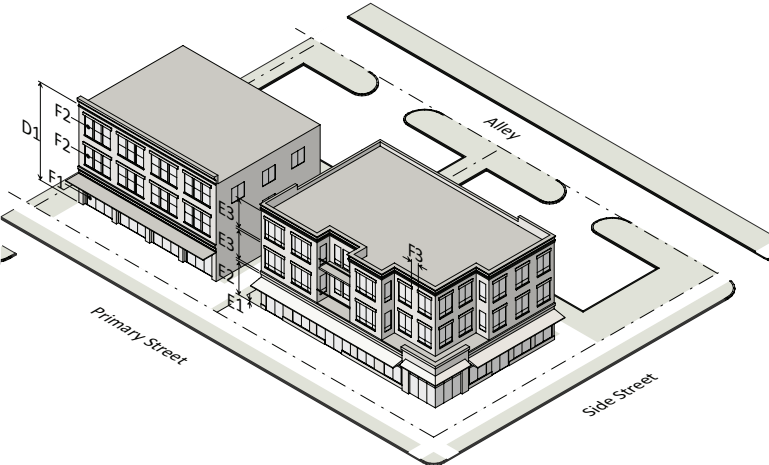
Medium Density Residential



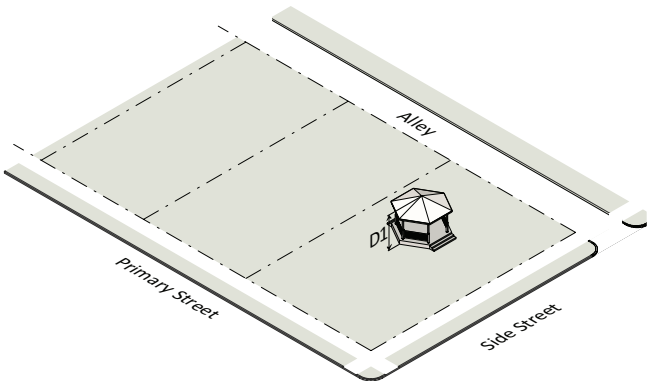
LAND USE TOOLKIT



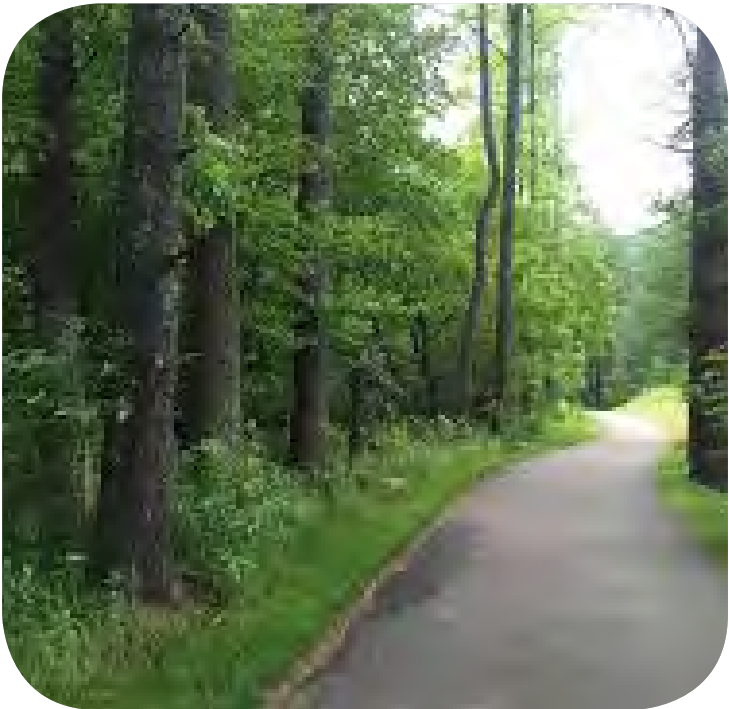
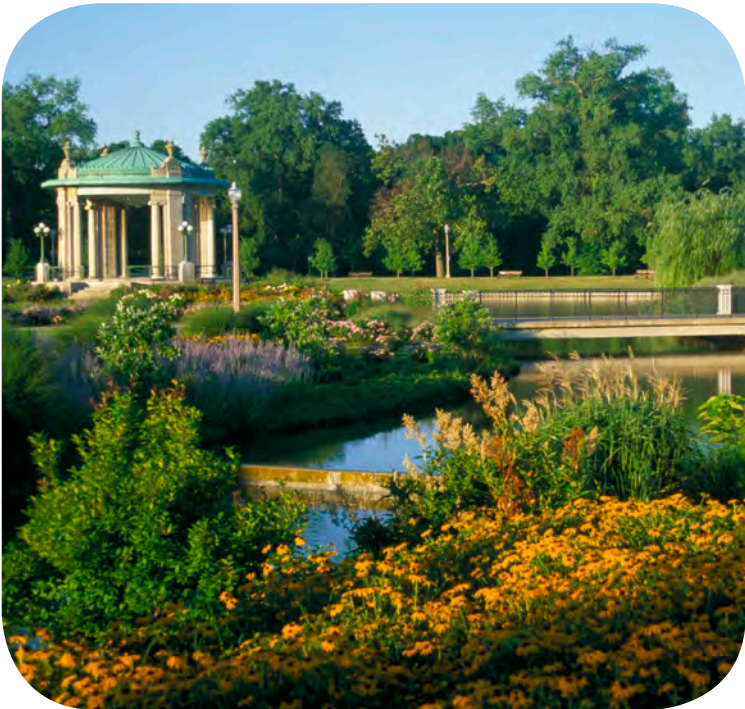
Office



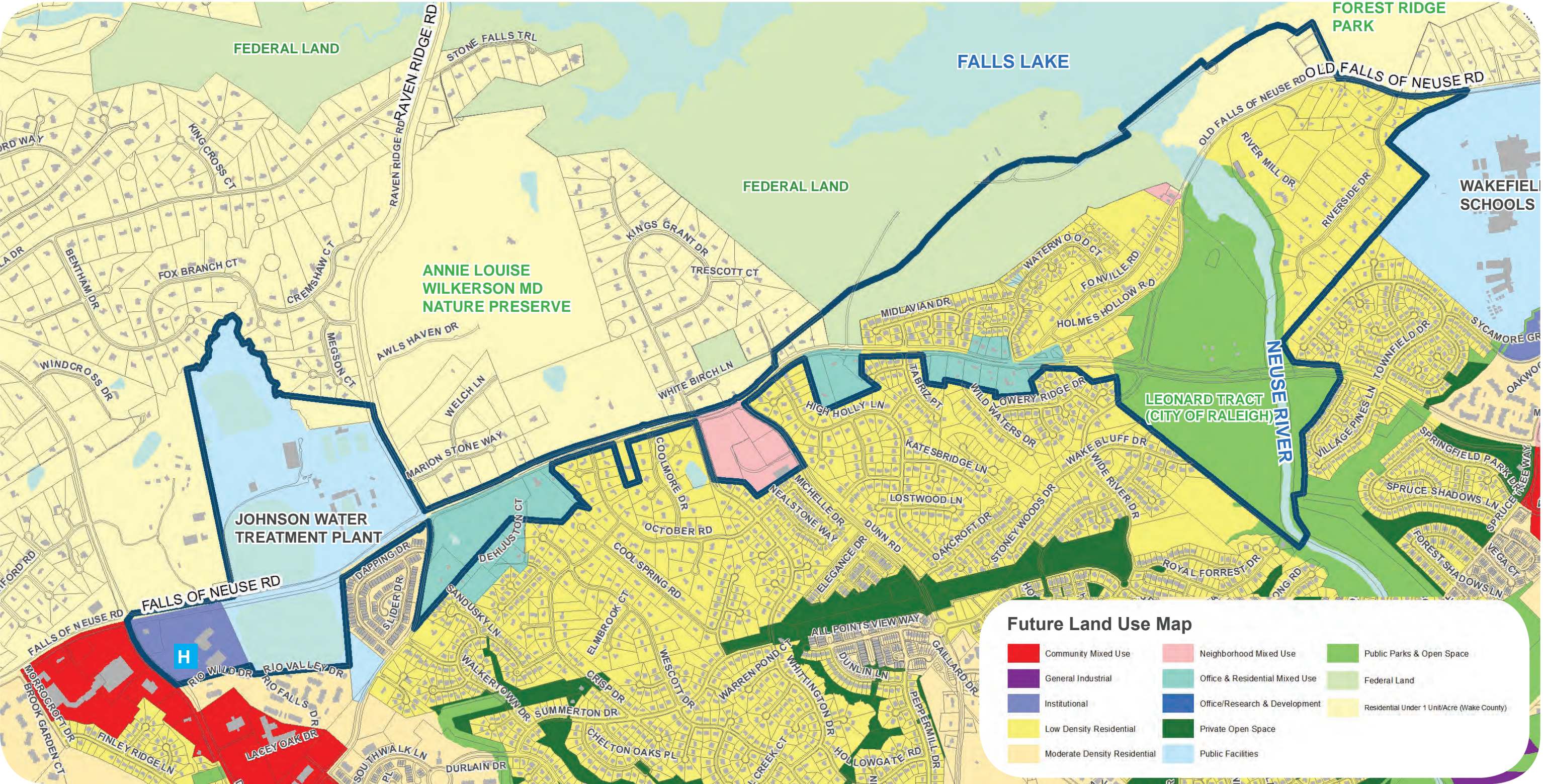
Mixed Use
(Including Small Retail)



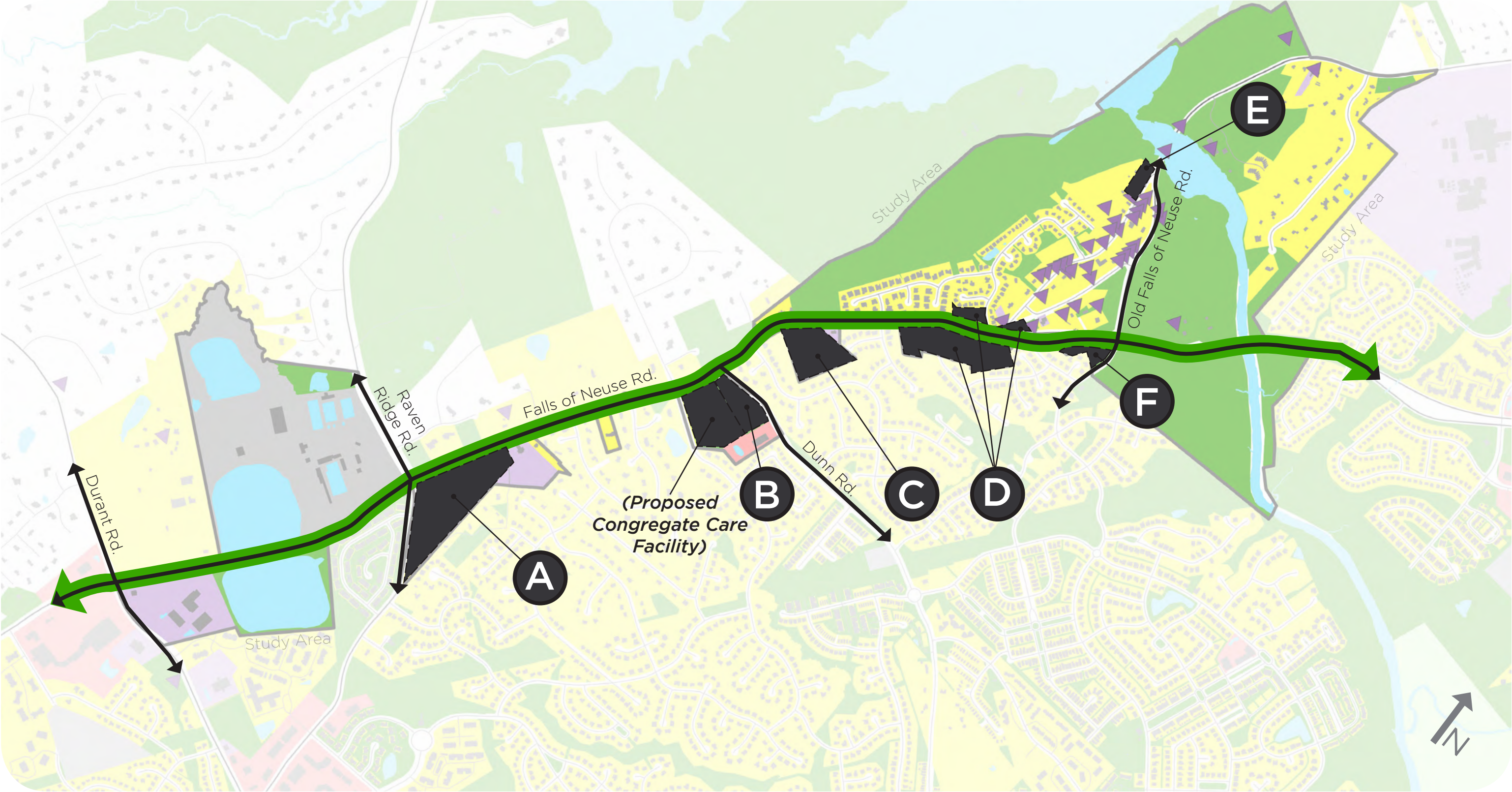
Open Space &
Tree Conservation



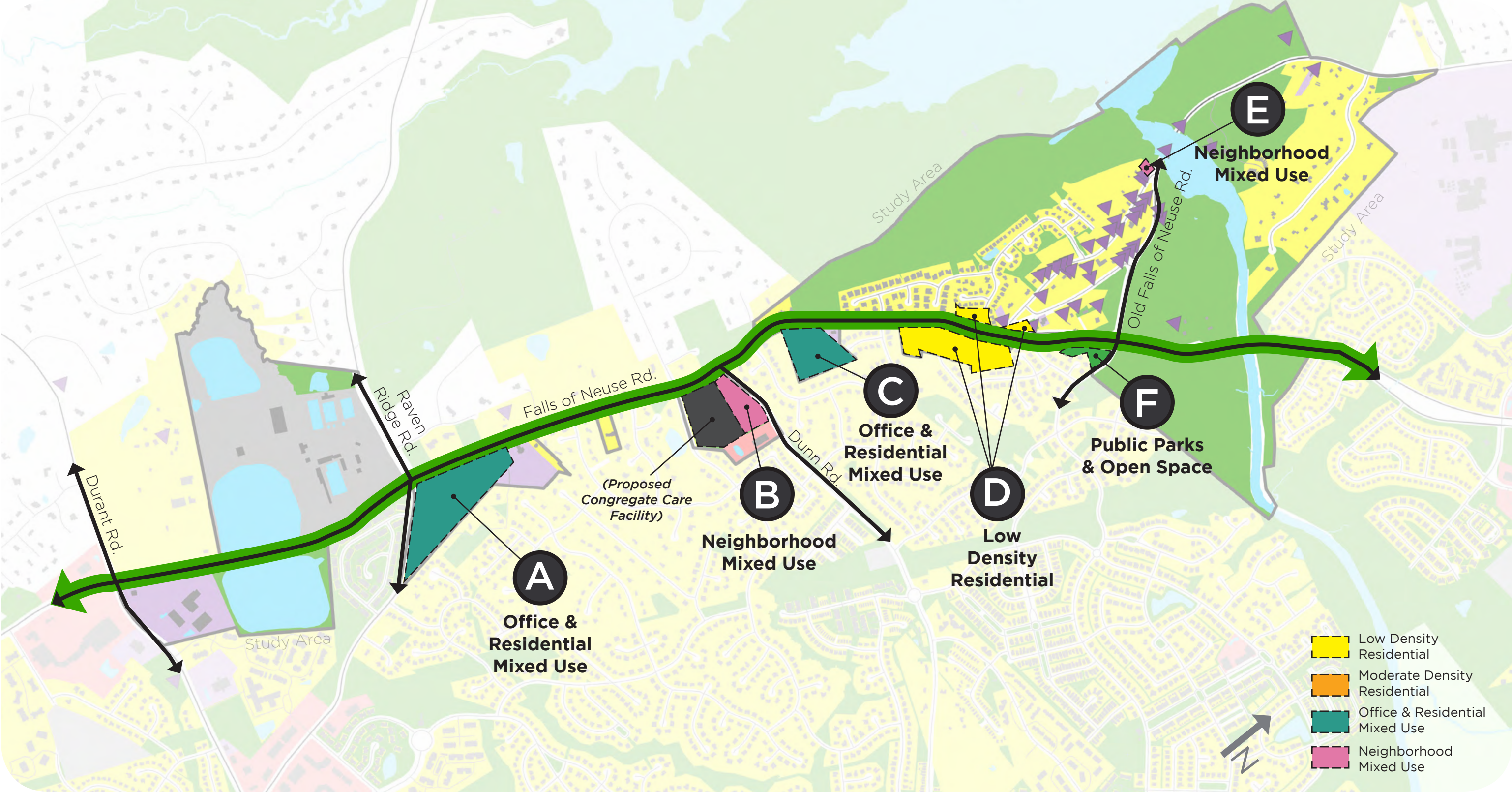
EXISTING FUTURE LAND USE PLAN



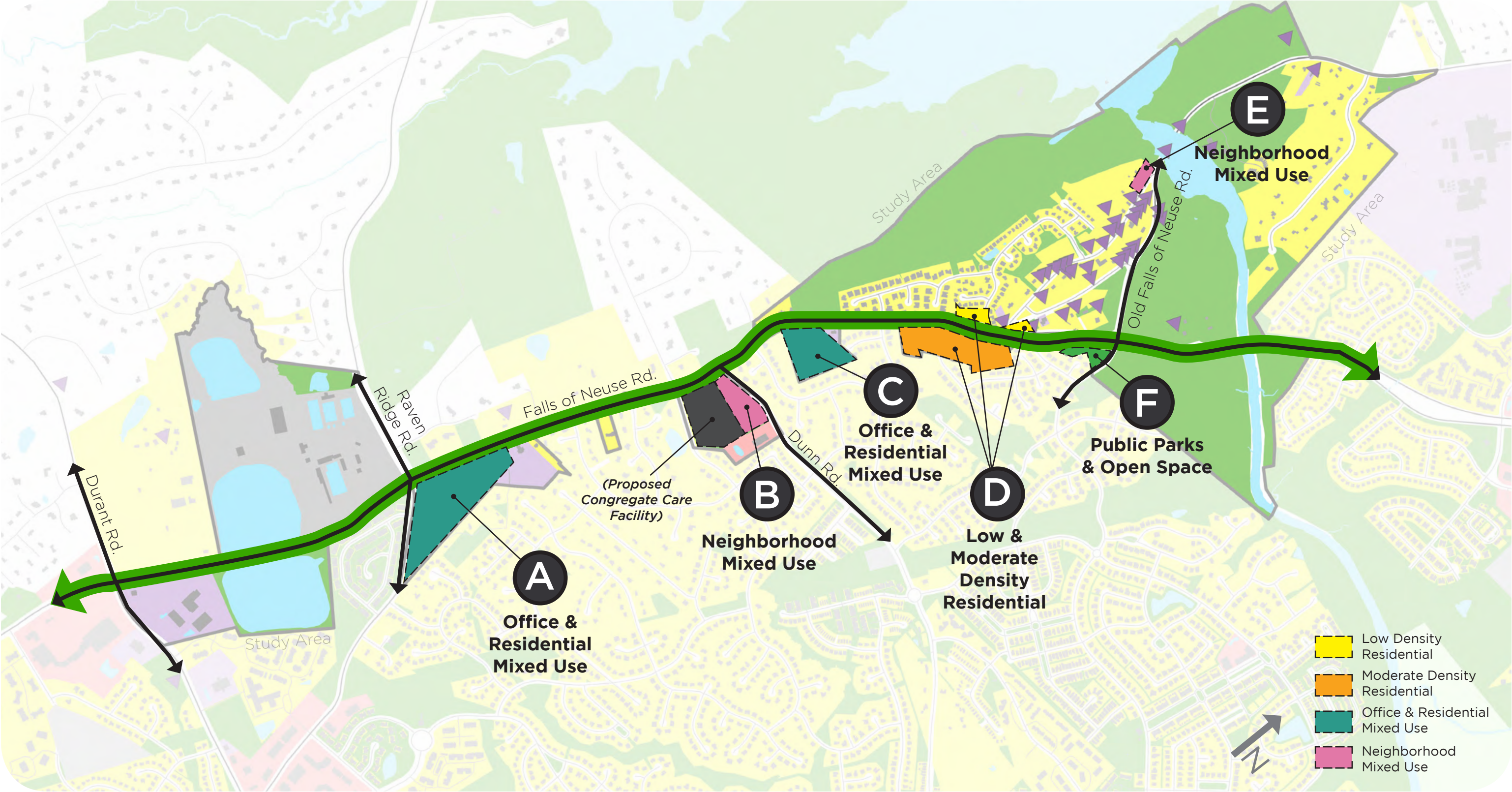
STUDY SITES



PROPOSED FUTURE LAND USE MAP: ALTERNATIVE 1



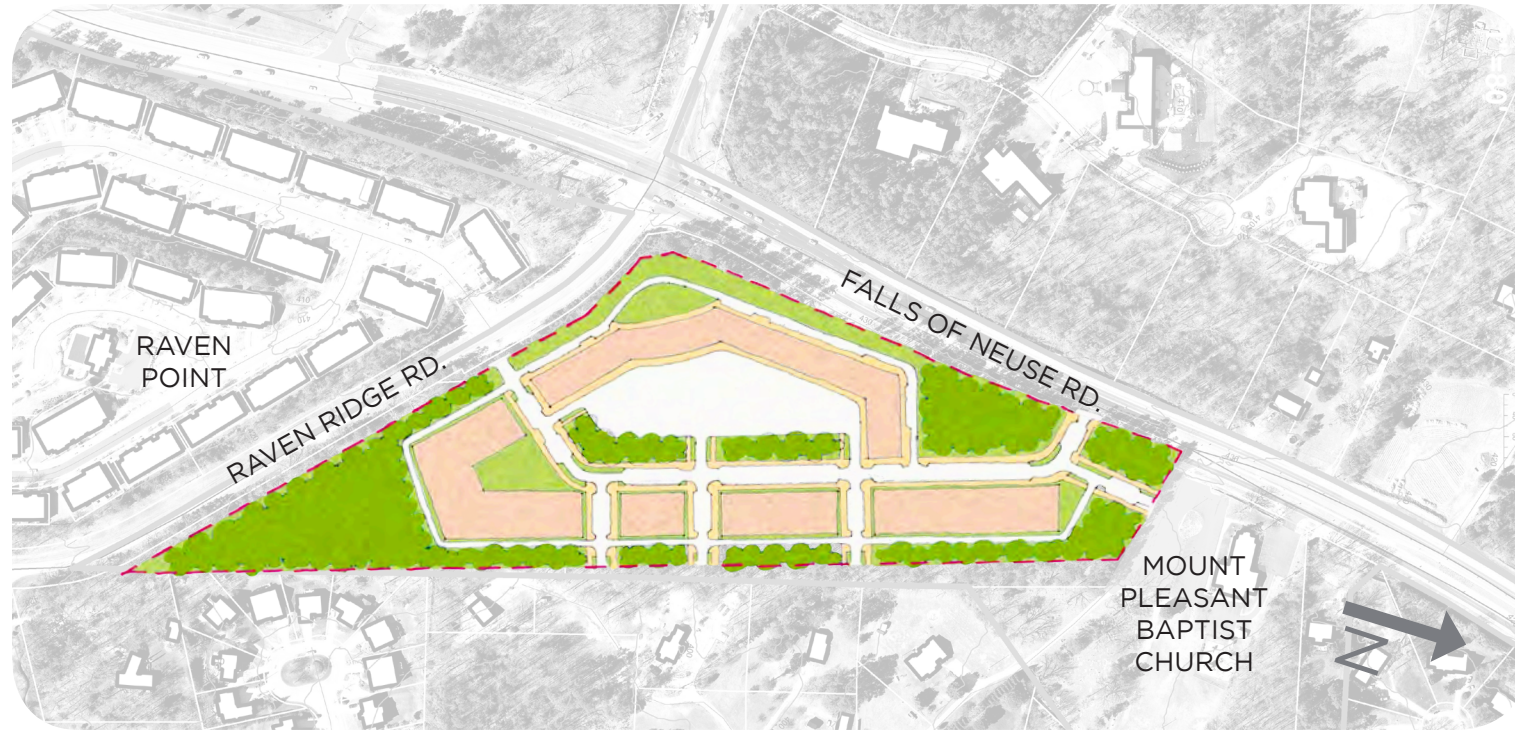
PROPOSED FUTURE LAND USE MAP: ALTERNATIVE 2



SITE 'A' CONCEPTS



Context



Concept 1: Office & Residential Mixed Use

- Retains the current 'Office/Residential Mixed Use' Future Land Use classification
- Includes a mix of residential development types including multifamily, townhouses, and attached/detached single family units
- Accommodates small office uses (e.g. medical and neighborhood service offices)
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements



Concept 2: Planned Unit Development

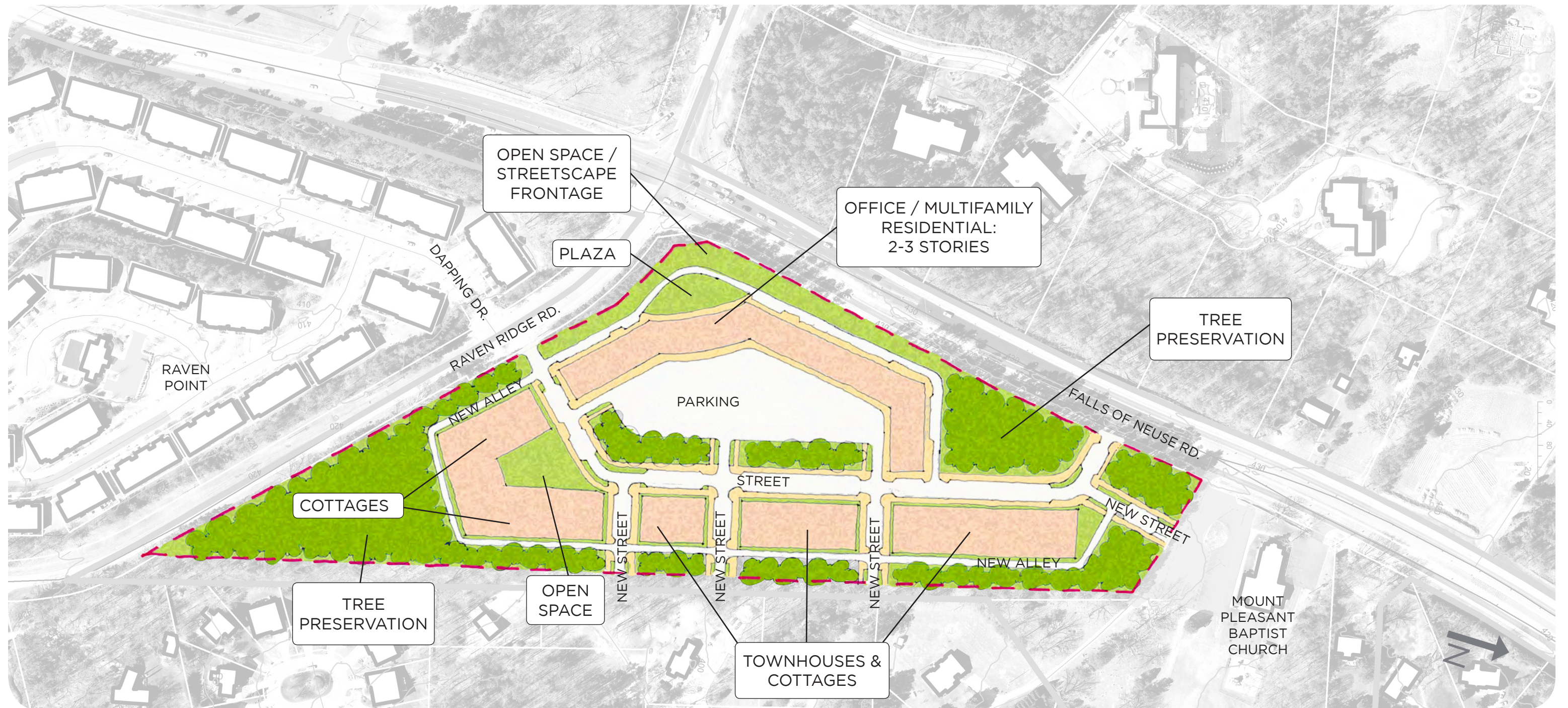
- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and Falls of Neuse Rd.

SITE 'A': CONCEPT '1'

Office & Residential Mixed Use

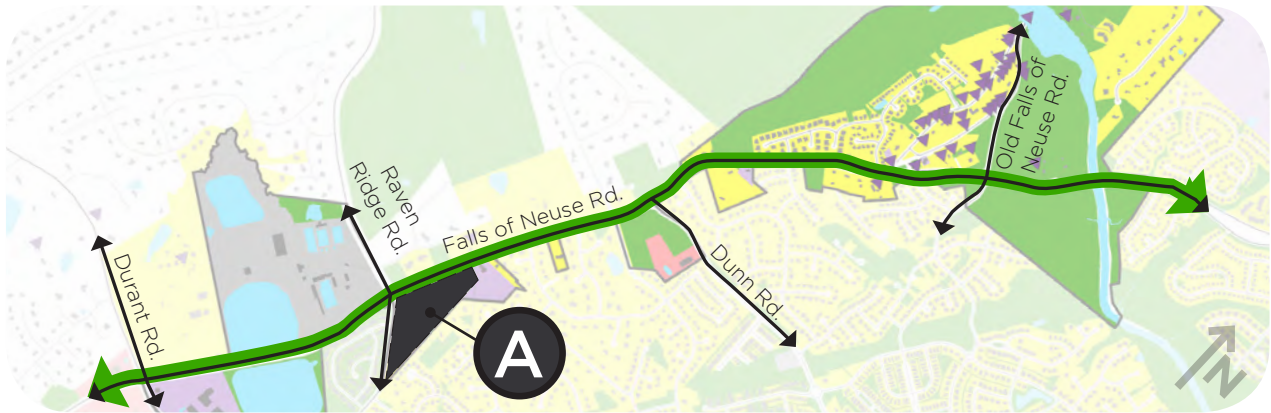


Context

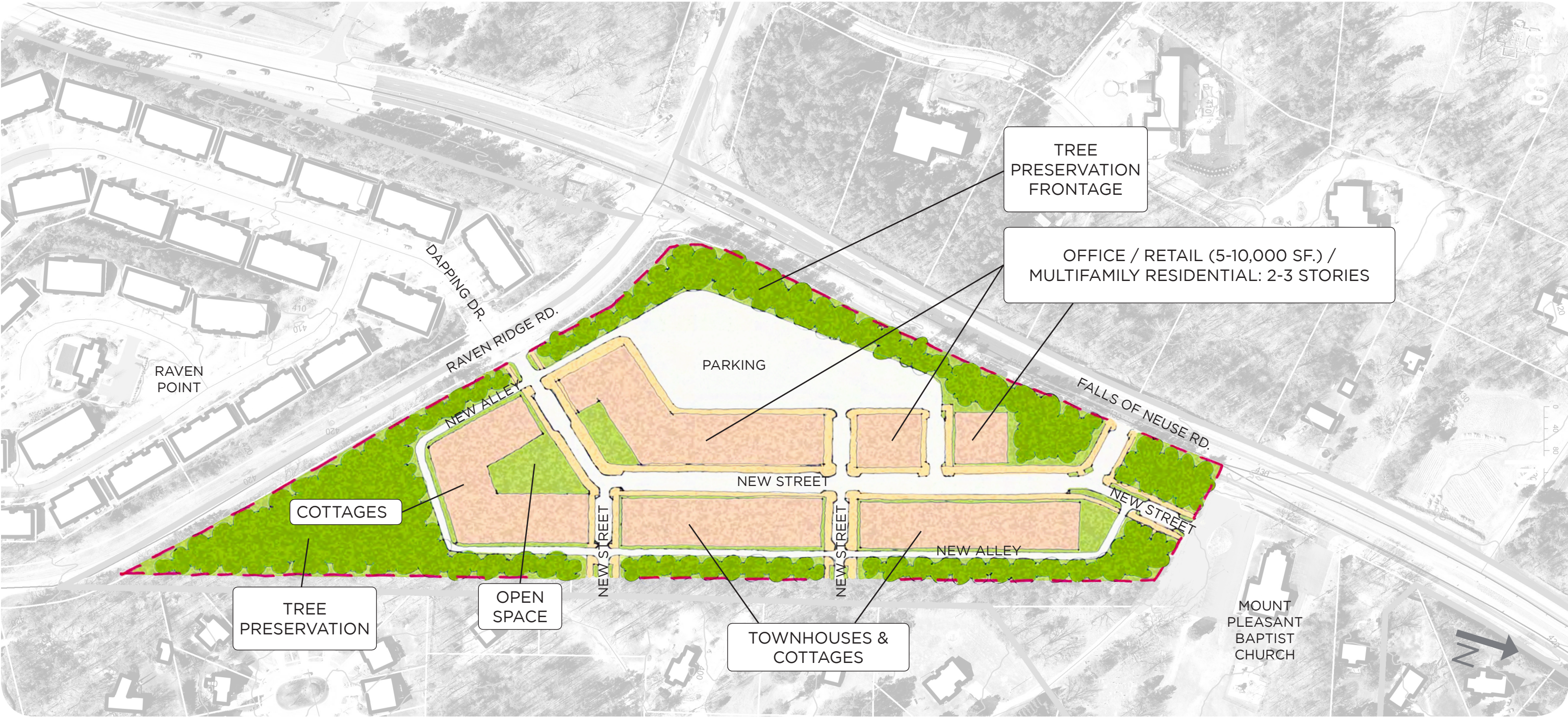


SITE 'A' CONCEPT '2'

Planned Unit Development

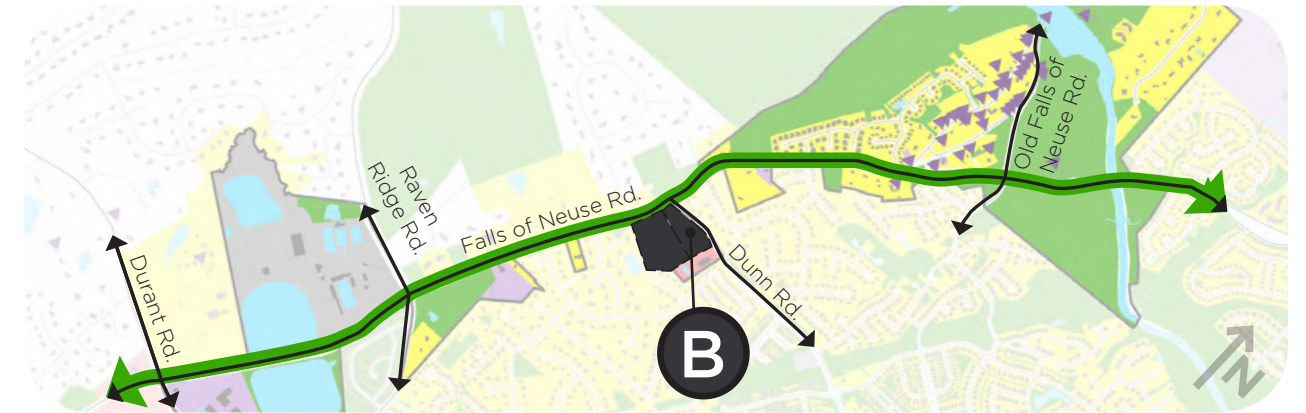


Context



SITE 'B' CONCEPT

Neighborhood Mixed Use



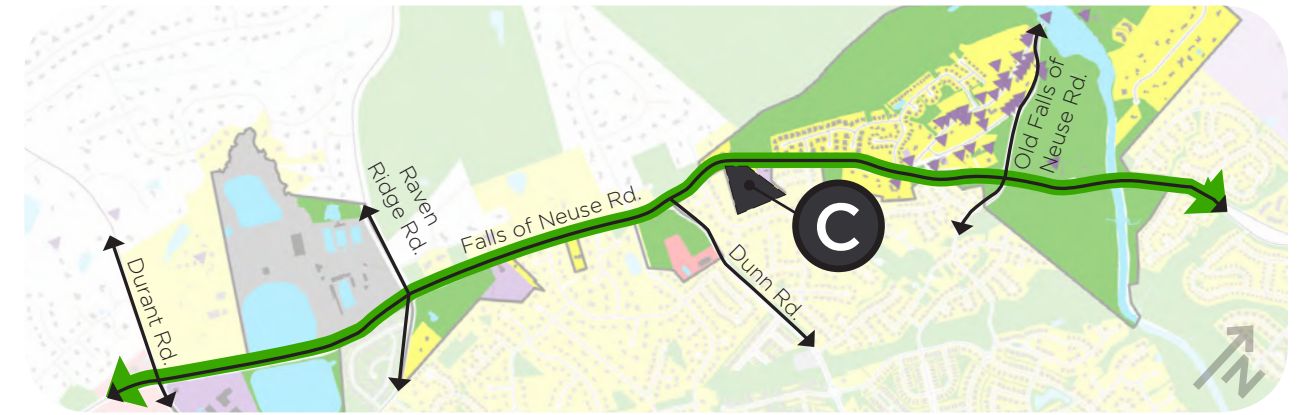
Context



- Retain the current 'Neighborhood Mixed Use' Future Land Use classification
- Recommend neighborhood scale, complementary retail uses on-site such as a drive-through coffee shop or small convenience store. Small office uses can be integrated with retail development.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

SITE 'C' CONCEPT

Office & Residential Mixed Use



Context



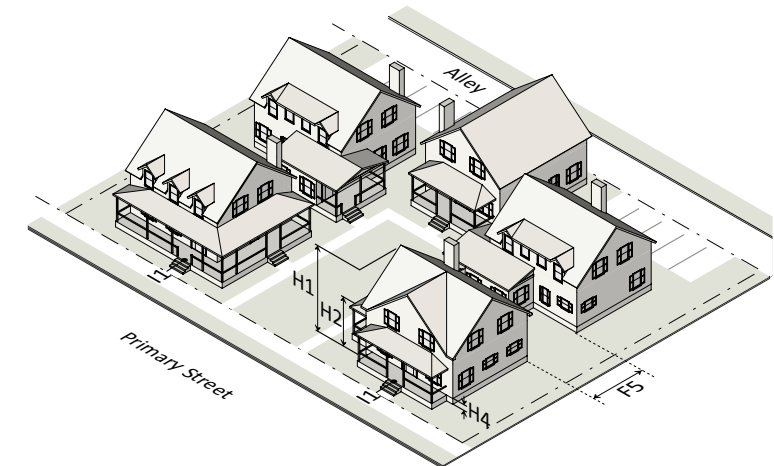
- Retain the current 'Office/Residential Mixed Use' Future Land Use classification
- Development site most suitable for small office uses (e.g. medical and neighborhood services)
- Office buildings should be developed at one-two stories and incorporate architectural features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be comprised of materials such as wood, stone, brick and similar facade treatments to harmonize with the natural character of Falls of Neuse Rd.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

SITE 'D': CONCEPT '1'

Low Density Residential



Context



- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

SITE 'D': CONCEPT '2'

Low & Moderate Density Residential



Context



- Reclassify the sites on the west side of Falls of Neuse Road to 'Low Density Residential'
- Reclassify sites on the east side of Falls of Neuse Road as 'Moderate Density Residential' to support up to 'Residential (R10)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

Neighborhood Mixed Use



Context



- Retain current 'Neighborhood Mixed Use' Future Land Use classification
- A café or ice cream / sandwich shop could join the existing bike shop to support amenities for visitors to recreational areas in an adjacent existing structure (adaptive reuse)

SITE 'E': CONCEPT '2'

Neighborhood Mixed Use



Context



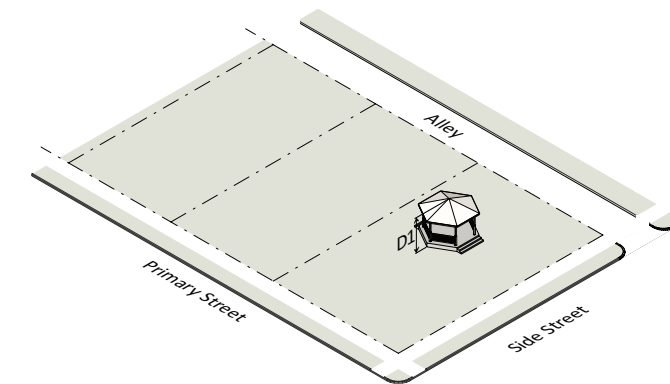
- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

SITE 'F' CONCEPT

PUBLIC PARKS & OPEN SPACE



Context



- Currently owned by the City of Raleigh
- Reclassify the 'Low Density Residential' to 'Public Parks and Open Space'
- Retain 'Public Parks and Open Space' land use classification for the site at the intersection of Wide River Drive and Falls of Neuse Road
- Coordinate site with future Leonard Tract Master Plan

TRANSPORTATION IMPROVEMENTS

Vehicular:

- Long-range plans call for eventually expanding the corridor to six lanes north of Durant Rd.

Pedestrian:

- Consider a median at the Durant Road and Falls of Neuse Road intersection, including a **pedestrian refuge** on Durant Road on the east side of the intersection
- Construct a **sidewalk** along the west side of Falls of Neuse Rd. from Raven Ridge Rd. to I-540
- Provide pedestrian improvements at the intersection of Raven Ridge Rd. & Falls of Neuse Rd. to meet **ADA compliance**



Pedestrian Refuge



Crosswalks & Pedestrian Signals



Continuous Sidewalks



BREAKOUT SESSION & NEXT STEPS

BREAKOUT SESSION

7:45pm: Break-Out Discussions

- Discuss questions

8:30pm: Reporting Back

- Please designate a spokesperson for your table. This person will have 3 minutes to summarize the key discussion points for your group

NEXT STEPS

1. An online survey will be available within the next few days
2. Summarize responses from this meeting
3. Refine concepts as needed
4. Meet with the Confirmation Group to review the concepts once again
5. Prepare a report of the findings of this study